

4817 Windsor Avenue  
Coronation, Alberta

MLS # A2282112



## \$119,900

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                            |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bungalow                        |               |                   |
| <b>Size:</b>     | 884 sq.ft.                      | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Carport, Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Siding             | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |     |

**Inclusions:** Washer/Dryer, Fridge/Stove, Central Air, Portable Dishwasher (not sure if it works)

Step into this well-maintained 3-bedroom, 1-bathroom home offering comfort, updates, and practical features throughout. Major improvements were completed in 2023, including a new roof, updated windows, and a modern furnace, giving buyers peace of mind for years to come. Central air keeps the home cool in the summer, while the functional layout provides an inviting and easy-to-live-in space. Outside, enjoy a spacious yard with a convenient gas line already installed for your outdoor BBQ setup &mdash; perfect for summer evenings and entertaining. The property also includes a double garage, ideal for vehicles, storage, or a workshop. A solid, move-in-ready home with key upgrades already done. A great opportunity for first-time buyers, downsizers, or anyone looking for a dependable property with thoughtful improvements.